



74 MADEIRA WAY EASTBOURNE

£1,300 PCM

FURNISHED or UNFURNISHED. Charles Cox Property Group are delighted to present this immaculate, well positioned two double bedroom top-floor apartment boasting superb views of the Main Harbour, Lock Gates, and out to Sea as well as views of the Downs, with access to the Inner Harbour promenade. Conveniently situated only seconds from the 'Waterfront', with its cafes, bars, and restaurants and just a short walk from the retail park, the property comprises: entrance hall, living-dining room, fitted kitchen with appliances, 2 double bedrooms, bathroom with shower over bath and en-suite shower room. Benefits include a private south-east facing balcony, gas central heating, double glazing, undercroft parking for 1 car, Lift access. and free WIFI. EPC - C. Council Tax Band - D £2,416.45 for the period 2024/25 (this is not included within the rent). Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.



• TWO BEDROOM APARTMENT SOVEREIGN HARBOUR SOUTH • IMMACULATE TOP FLOOR APARTMENT • GAS CENTRAL HEATING • BALCONY • 1GB LIGHTENING FIBRE BROADBAND PROVIDED FOC - WIFI WORKS IN ALL ROOMS • SUPERB VIEWS OF THE WATER AND THE DOWNS

PROPERTY COMPRISES

Gate and steps leading to communal gardens and communal entrance to building.

COMMUNAL ENTRANCE

Intercom system and security door with security lock leading to:

COMMUNAL HALLWAY

Notice board, post boxes, stairs to all floors, lift to all levels including down to the undercroft garage area.

APARTMENT ENTRANCE

Third floor (top).

HALLWAY

Laminate flooring, radiator, entry phone, room thermostat, access to loft (no ladder - please seek clarification from lease on usage), two large storage cupboards (one with shelving), doors leading to all rooms:

LIVING/DINING ROOM

Dual aspect room with a double glazed window to the front with views across the rooftops and towards the Downs, and sliding patio door opening onto the East Facing Balcony with views of the Main Harbour, Lock Gates, and out to Sea. Carpet, two radiators, TV Point, Telephone Point, door to:

KITCHEN

Vinyl flooring, range of wall and base units with light coloured worktop over, 1 1/2 bowl sink and drainer with mixer tap, integrated 'Bosch' gas hob and electric oven, space and plumbing for a washing machine and a slimline dishwasher, space for a free standing fridge freezer, radiator, wall-mounted Worcester Bosch combination gas boiler, towel rail, and spot lights.

MASTER BEDROOM

Carpet, double built-in-wardrobe, TV point, Telephone point, radiator, double glazed window to front with rooftop views and towards the Downs, door leading to:

EN-SUITE SHOWER ROOM

Vinyl flooring, white suite comprising; basin, low-level WC and shower cubicle with Aqualisa shower, towel radiator, extractor fan, two mirrored cabinets, separate towel rail, tempered glass shelves.

BEDROOM TWO

Carpet, radiator, double glazed window to front with rooftop views and towards the Downs.

FAMILY BATHROOM

Vinyl flooring, white suite comprising; basin, low-level WC, and bath with Grohe shower over bath, towel radiator, extractor fan, separate towel rail, mirrored cabinet, tempered glass shelves.

BALCONY

East facing balcony with superb views of the Main Harbour, Lock Gates, and out to Sea, with no balcony above.

PARKING

One secured allocated parking space located in the under-croft parking area for a car (please check the lease for more details on commercial vehicles). Roller shutter door into the under-croft garage area, lift access into the communal area.

COUNCIL TAX BAND

This property is currently rated by Eastbourne Borough Council at Band (D) which is approximately £2,416.45 for the period 2024/25.



- ONE ALLOCATED PARKING SPACE IN UNDERCROFT GARAGE
- PROPERTY CAN BE FURNISHED OR UNFURNISHED SUBJECT TO NEGOTIATION
- EPC - C
- COUNCIL TAX - D

REFERENCES & HOLDING PAYMENT

* IMPORTANT *

Please be advised that we will require a holding payment which is the equivalent of one weeks rent prior to starting referencing to secure the property. This will be held until the date of move in and will then be deducted from your final rent amount.

If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 894400 or email info@charlescox.co.uk.

MEASUREMENT INFORMATION

Charles Cox Property Group wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING INFORMATION

To arrange a view of this property please contact CHARLES COX PROPERTY GROUP for an appointment. Our opening hours are Monday to Friday 9:00am - 5:30pm Saturdays are by appointment only, please call 01323 894400 or email info@charlescox.co.uk.

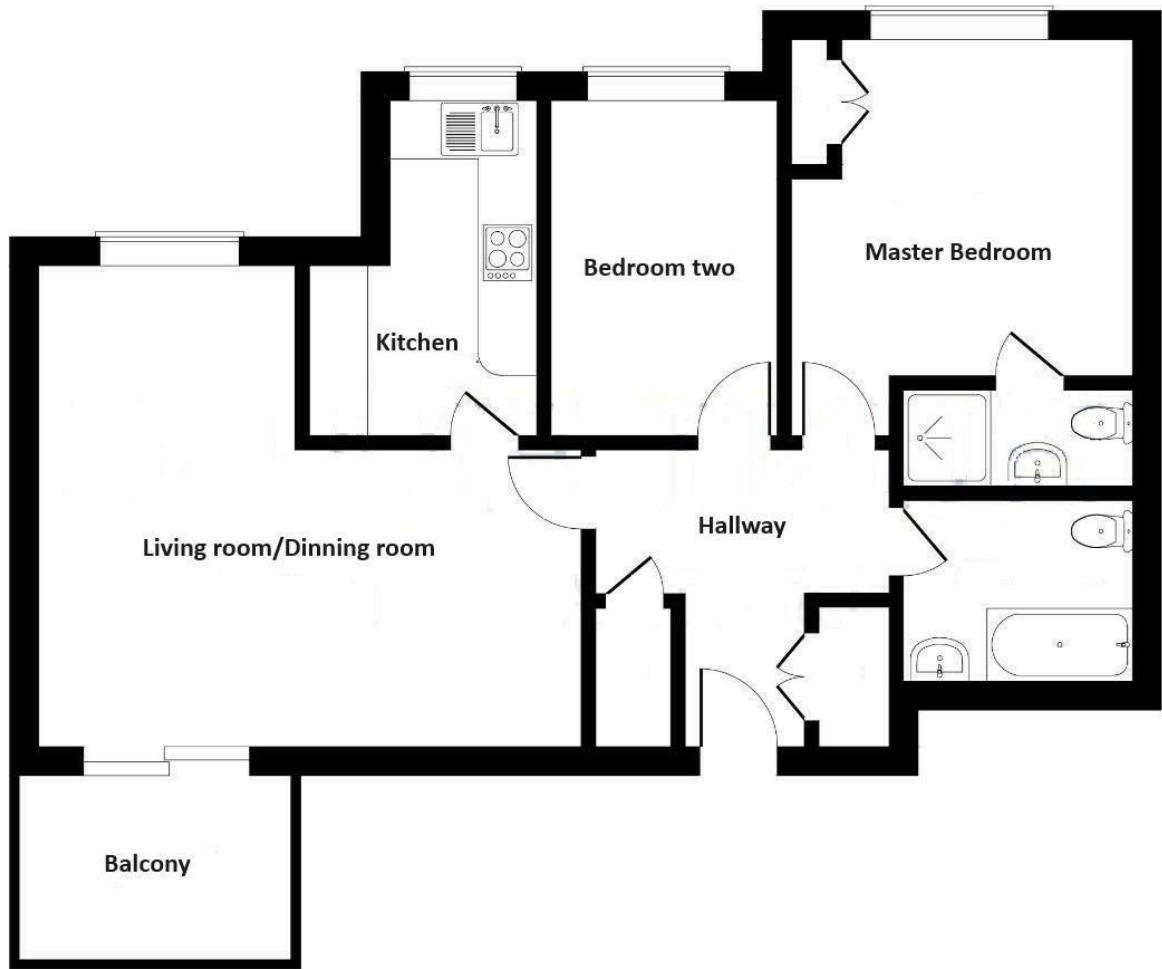
MOBILE PHONE & BROADBAND COVERAGE

For mobile phone and broadband information, please use the following website: www.checker.ofcom.org.uk

This superb two bedroom apartment can be rented out Unfurnished at £1,350.00 per calendar month, or Fully Furnished at £1,300.00 per calendar month. Please enquire for more details and to arrange a viewing.

We have an office in South Street, Eastbourne.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	78	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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